



'ĀINA HAINA COMMUNITY ASSOCIATION P12, Bill 20
c/o 'Āina Haina Library, 5246 Kalanianaʻole Highway, Honolulu, HI 96821
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Jeanne Ohta, President • Anson Rego, Vice-President • Art Mori, Treasurer • Kathy Takemoto,
Secretary • Directors At Large: Wayson Chow, Devon James, Melia Lane-Kanahele

March 11, 2015

To: Councilmember Ernest Martin, Chair
Councilmember Ikaika Anderson, Vice Chair and
Members of the City Council

From: Jeanne Y. Ohta, President

RE: Bill 20 (2015)

Position: OPPOSE

The Board of Directors of the 'Āina Haina Community Association write in opposition to Bill 20 which establishes that accessory dwelling units would be a permitted use in all residential zoning districts. Although the purpose is to encourage the creation of affordable rental units, we believe that this bill would not accomplish that, but will instead, potentially double the number of units, and over-burden the current infrastructure in our community, without guaranteeing that rents will be "affordable."

If the city administration is concerned with the number of residential units available for residents, we suggest that the city be more pro-active in bringing illegal transient vacation units back into residential use and yes, there are such units in our community. They are not limited to ocean front properties.

There are numerous illegal accessory dwelling units currently in our neighborhood, and the Department of Planning and Permitting has not been able to enforce current zoning laws. These units are lucrative to the owners because they do not need to reside in the home and they do not need to pay city or state taxes. There is no incentive for them to bring those units into compliance under Bill 20. The existence of these units means that the city's estimate of potential new units is over-stated. The city has no idea how many rental units already exist.

We are told by a resident that in an inquiry about an ohana unit several years ago, she was told that such a unit would not be approved because of inadequate sewer capacity. Indeed, residents have experienced problems with raw sewage pouring into their yards during storms. Until these problems are addressed and current infrastructure improved, changes to the Land Use Ordinance with the potential to double the units in our community should not be made. With the focus now on building additional units will the city now say that we have no sewer capacity issues?

We are also told by the Department of Transportation that there are no plans to increase the capacity of Kalanianaʻole Highway, the additional units proposed by this bill will increase traffic drastically. A traffic impact assessment for all affected areas seems prudent prior to approving this measure.

We also need more assurances that DPP will be able to enforce zoning codes and regulations on the new ADU's. What is going to change in the way they enforce the rules? How do they plan on enforcing the requirement of an owner-occupant?

As there are numerous problems with this bill we ask that you **do not** pass Bill 20.

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